

TRANSFER  
TAX  
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REO #P0903M7

Doc # 2009031341  
Book 10259 Page 0118

Received Kennebec SS.  
10/30/2009 11:23AM  
# Pages 2 Attest:  
BEVERLY BUSTIN-WATHEWAY  
REGISTER OF DEEDS

MAINE  
QUIT-CLAIM DEED WITH COVENANT  
(Special Warranty Deed)

FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation with a place of business at Philadelphia, in the County of Philadelphia and State of Pennsylvania, for consideration paid, GRANTS to Sarah Wright and Ivan Wright with a mailing address of 3 York Street Rexton, New Brunswick, Canada E4n267, as JOINT TENANTS

WITH QUITCLAIM COVENANT

the land situated in Waterville, County of Kennebec and State of Maine, commonly known as 35 Matthew Avenue, Unit 15 and is more particularly described in Exhibit A attached hereto and made a part hereof by this reference.

Being the same premises conveyed to the Grantor herein by deed dated August 6, 2009 and recorded in Kennebec County Registry of Deeds in Book 10242, Page 232.

IN WITNESS WHEREOF, FEDERAL NATIONAL MORTGAGE ASSOCIATION has caused this instrument to be executed by its Vice President, thereunto duly authorized, this \_\_\_\_ day of October, 2009.

ATTEST:

Assistant Secretary

LAMONT MCCALL

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION

By: Teresa M. Foley  
Name:  
Its Vice President

STATE OF TEXAS  
COUNTY OF DALLAS, SS

October \_\_\_\_, 2009

Personally appeared the above named Teresa M. Foley, Vice President of FEDERAL NATIONAL MORTGAGE ASSOCIATION and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and deed of said corporation.

Before me,



Name: [Signature]  
Notary Public  
Commission expires: \_\_\_\_



② D. McCallum

43-126-15

EXHIBIT A

That certain real estate located on Matthews Avenue in Waterville, County of Kennebec, State of Maine and more particularly bounded and described as follows, to wit:

Being Unit number 15 described in the Averill Condominium Declaration dated December 19, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3480, Page 1 and as shown on the Plats and Plans recorded in said Registry of Deeds in File E-88308 through E-88314 as amended by the following instruments: Notice on Special Declarant Rights dated March 25, 1992 and recorded in said Registry of Deeds in Book 4098, Page 110; Notice on Special Declarant Rights dated July 31, 1992 and recorded in said Registry of Deeds in Book 4195, Page 50; Acceptance of Declarant Rights, Etc. by Gerrity Company, Inc. dated October 3, 1991 and recorded on June 7, 2002 in said Registry of Deeds in Book 6937, Page 341; Acceptance of Declarant Rights, Etc. by Averill Associates, LLC dated November 29, 1999 and recorded on June 7, 2002 in said Registry of Deeds in Book 6937, Page 342; Second Amendment to Declaration of Condominium dated January 5, 2005 and recorded in Book 8267, Page 342; and Third Amendment to Declaration of Condominium dated March 30, 2005 and recorded in Book 8358, Page 210; and Fourth Amendment to Declaration of Condominium dated May 17, 2005 and recorded in Book 8559, Page 133; and Fifth Amendment to Declaration of Condominium dated December 27, 2005 and recorded in Book 8748, Page 107; and Sixth Amendment to Declaration of Condominium dated July 6, 2006 and recorded in Book 8794, Page 2.

Together with any and all of Grantors interest in the common elements and limited common elements and rights, easement, privileges and appurtenances belonging to the Unit and Garage Bay, if any described above.

Subject however to the terms, conditions, agreements, covenants, restrictions obligations or easements as described in the Averill Condominium Declaration described above and to utility easements described in Book 3415, Page 78 and Book 3465, page 269 in the Kennebec County Registry of Deeds as they may pertain to the Averill Condominium.

Grantee shall herein be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than \$32,400.00 for a period of three months from the date of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$32,400.00 for a period of three months from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

This restrictions shall terminate immediately upon conveyance at an foreclosure sale related to a Mortgage or Deed of Trust